

FOR  
SALE



9 Sling Orchard, Bromyard, Herefordshire HR7 4UR

£219,500 - Freehold

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## PROPERTY SUMMARY

This semi detached bungalow is situated in a small residential cul-de-sac off Winslow Road, about 1/2 mile from Bromyard town centre. Bromyard has an excellent range of shopping, schooling and recreational facilities. There is easy access to Hereford and Worcester (14 miles), Leominster, Ledbury and Malvern (12 miles) and motorway access, M5 (17 miles).

The property is situated well back within the cul-de-sac with an enclosed garden laid out for ease of maintenance, the accomodation, ideal for retirement, includes lounge/diner, 2 bedrooms, detached double garage and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Semi detached bungalow*
- *Quiet Cul-de -sac location*
- *Easy access to a range of amenities*
- *Lounge, 2 bedrooms*
- *Double detached garage, parking, garden*
- *Conservatory*



## ROOM DESCRIPTIONS

### Conservatory

Part brick base with all round double glazed windows, UPVC frame and polycarbonate roof, wood effect laminate flooring, electric heater, light and power points and UPVC door leading to.

### L shaped hallway

with wood- effect laminate flooring, loft hatch, smoke alarm, 2 radiators, airing cupboard housing lagged hot water cylinder, with central heating control and slatted shelving above.

### Kitchen

Range of wall and base units, with ample wooden work surfaces, electric cooker, Glow-worm wall mounted gas fired central heating boiler, stainless steel sink unit, washing machine, double glazed window to the front and wood effect flooring.

### Lounge/diner

Fitted carpet, radiator with shelf over, double glazed window to the front, coved ceiling, telephone point, TV aerial point, 2 ceiling lights, 1 wall light, coal effect electric fire with hearth and wooden surround.

### Bedroom 1

Fitted carpet, radiator, double glazed window with outlook to the rear, fitted wardrobe with mirror and drawers underneath, TV aerial point.

### Bedroom 2

Fitted carpet, radiator, built in storage cupboards, TV aerial point, double glazed window with outlook over the rear garden.

### Bathroom

Fully tiled, vinyl floor covering, panel bath with electric shower fitment over, pedestal wash hand basin, low flush WC, ladder radiator, mirrored medicine cabinet, wall mounted cabinet, wall mounted electric heater, opaque double glazed window to the side.

### Outside

To the front of the property there is a brick paved driveway providing useful off road parking for several vehicles, with access to the double brick built garage with up and over doors.

Garage 1 provides a useful tap, light and power points, wooden personel door and window to the side. Garage 2 provides light and power points.

To the side of the property approached via a wooden gate and brick boundary wall, there is a paved pathway leading to the rear of the garden, a patio area to the side providing a sun trap in the afternoon. The garden is laid to lawn with brick edged flower beds with an array of flowering shrubs.

To the rear of the garden there is a an aluminium framed greenhouse with staging and a brick edged flower bed including roses and lavender. The garden is enclosed by fencing with mature trees providing privacy.

Outside lights.

### Services

Mains water, electricity, drainage and gas are connected. Gas fired central heating.

### Outgoings

Council tax band B payable 2024/25 £1886.82. Water and drainage rates are payable.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, 01885 488166.

### Directions

From Bromyard town centre, proceed to the top of the High Street and turn left at the T junction and then immediatley right into Tenbury Road. Take the third turning on the left into Winslow Road, continue to the brow of the hill and after 150 yard, turn left into Sling Orachard. The property is situated at the bottom of the cul-de-sac to the right, identifiable by the Agents sign.

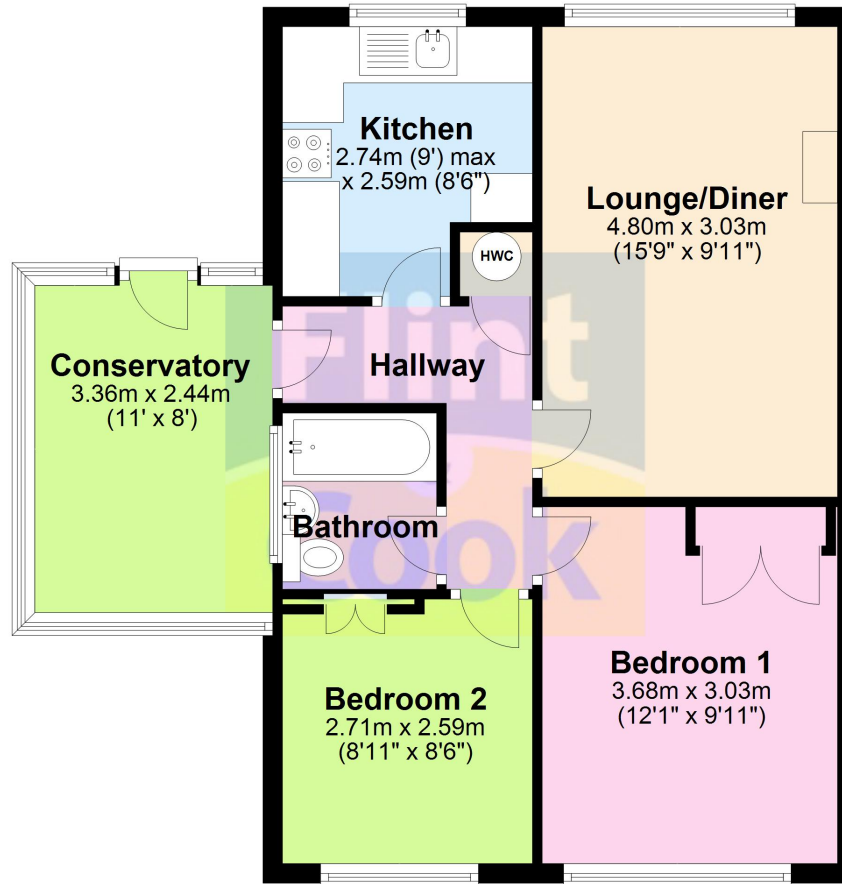
### Money laundering regulations

Prospective purchasers will be asked to produce indentification documentation and proof of funds at the time of making an offer.



# Floor Plan

Approx. 57.4 sq. metres (618.4 sq. feet)



Total area: approx. 57.4 sq. metres (618.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	91
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	57
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	57
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		